



United States Department of the Interior

NATIONAL PARK SERVICE
Fire Island National Seashore
120 Laurel Street
Patchogue, NY 11772

Review and Comments on Building/Zoning Permit Application

Applicant(s):

Agent: Michelle Quatrala

Owner: Cherry Grove Community Association

Tax Map #:

986.20-3.21

Application No.:

Case #33 on August 13, 2014

Zoning Authority:

Brookhaven

Community:

Cherry Grove

Object (Yes/No):

Yes

If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.

Reason for Objection: 36 CFR Part 28.12(d)

Objection Type:

Exceeds 35% maximum lot occupancy

Comments:

The Seashore objects to the setback and lot occupancy variances requested for the proposed work. According to the survey provided with this application, the proposed lot occupancy will be 68.8%. However, the wood deck in the northeast corner of the lot that is keyed as existing in the legend does not appear on the 2013 Google Earth map, and may have been constructed without the benefit of a permit. Additionally, given the excessive lot occupancy, the proposed building addition would be inconsistent with the Federal Zoning Standard, 36 CFR 28.11(b) Change in Nonconforming uses - "No nonconforming development or use may be altered, intensified, enlarged, extended, or moved except to bring the use or structure into conformity with the approved local zoning ordinance."

Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.

ACTING Superintendent

Date

8/2/14